

State Use 101
Print Date 12-13-2022 9:02:52 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
NARDI PAUL A NARDI DONNA M 42 WINDHAM DR EAST LONGMEADOW MA 01028 GIS ID F_392320_2849152												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW														
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	405100		405,100																
												RES LAND		101	137500		137,500																
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	900		900																
				SUPPLEMENTAL DATA																													
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																													
												Total		543,500		543,500																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																				
NARDI PAUL A NARDI PAUL A +, UNITED CO-OPERATIVE BANK UNITED CO-OPERATIVE BANK PECK DAVID I TRUSTEE OF				16995	0247	10-24-2007	U	I	1		1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed													
				08057	0541	05-26-1992	U	I	1		1F	2022	101	368,200	2021	101	352,700	2020	101	338,200													
				08038	0210	05-05-1992	U	I	299,000			101	140,000		101	129,900		101	129,900														
				07864	0348	11-25-1991	U	I	275,000		1L	101	900		101	900		101	900														
				07249	0398	08-25-1989	U	I	1		1A	Total	509,100	Total	483,500	Total	469,000																
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																					
Year	Code	Description			Amount		Code	Description			YEAR		Amount		Comm Int																		
Total				0.00																													
ASSESSING NEIGHBORHOOD																																	
Nbhd			Nbhd Name					Tracing					Batch																				
0001								101					NV																				
NOTES																																	
SUB DIV # 575																		Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value															
																		405,100 0 900 137,500 0 543,500 C 543,500															
BUILDING PERMIT RECORD																		VISIT / CHANGE HISTORY															
Permit Id		Issue Date		Type	Description		Amount		Insp Date		% Comp	Date Comp		Comments			Date		Type		Is	Id	Cd	Purpose/Result									
211		10-01-1991		MN	Manual Note		150,000							FIN HOUSE			06-26-2018					333	2	MEASURED									
177		07-01-1989		MN	Manual Note		150,600							DWLG			06-29-2006					311	2	MEASURED									
																	02-02-2000					250	22	MAILER SENT									
																	01-03-2000					247	2	MEASURED									
																	03-23-1992					131	13	MISSED APPT									
																	01-23-1990					105	15	PERMIT VISIT									
LAND LINE VALUATION SECTION																																	
B	Use Co	Description		Zone	D	Fronta	Depth	Land Units		Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes		Special Pricing			Size A	Adj Unit Pric		Land Value								
1	101	ONE FAM		RA				31,526 SF		3.49	1.250	9	LAND	1.00	NV	1.00			0			1.000	4.36		137,500								
Total Card Land Units										0.72 AC		Parcel Total Land Area: 0.72										Total Land Value										137,500	

Property Location 42 WINDHAM DR
 Vision ID 5364 Account # 5442

Map ID 75/ 33/ 12/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B	GOOD	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2	16	STONE VENR	101	ONE FAM	100
Roof Structure	6	SALTBOX			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		83.56
Interior Floor 1	3	HARDWOOD	RCN		500,072
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1989
Heat Type	1	FORCED H/A	Effective Year Built		2002
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	5		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		19
Extra Fixtures	0		Functional Obsol		
Total Rooms	10		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		81
Extra Kitchens	0		RCNLD		405,100
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	2		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
02	SHED/FR			L	140	7.48	2002	70	0.00	GD	G	1.25	900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,666		22.72	37,855	
FFL	1ST FLOOR	1,730	1,730		113.68	196,664	
GAR	GARAGE	0	704		45.54	32,057	
HST	HALF STORY	176	352		56.84	20,007	
SFL	2ND FLOOR	1,702	1,702		113.68	193,481	
UHS	UNFIN HALF STORY	0	352		34.23	12,050	
WDK	WOOD DECK	0	352		22.61	7,958	
Ttl Gross Liv / Lease Area		3,608	6,858			500,072	

